

**PB# 99-16**

**Etruscan Enterprises, Inc.  
(Lot Line Change)**

**66-1-5**

Approved 8-19-99

DATE June 3, 1999 RECEIPT 99-16 NUMBER  
 RECEIVED FROM Steven P. Drabick P.L.S.  
 Address P.O. Box 539 - Cornwall, N.Y. 12518  
One Hundred Fifty 00/100 DOLLARS \$ 150.00  
 FOR Lot Line Change Escrow

| ACCOUNT           |     |    | HOW PAID    |       |  |
|-------------------|-----|----|-------------|-------|--|
| BEGINNING BALANCE | 150 | 00 | CASH        |       |  |
| AMOUNT PAID       | 150 | 00 | CHECK       | #1946 |  |
| BALANCE DUE       | -0- |    | MONEY ORDER |       |  |

BY Mary Mason, Secretary

DATE 6/3/99 RECEIPT 039340  
 RECEIVED FROM Steven P. Drabick P.L.S.  
 Address \_\_\_\_\_  
Fifty and 00/100 DOLLARS \$ 50.00  
 FOR P.B. # 99-16 Application Fee

| ACCOUNT           |  |  | HOW PAID    |  |  |
|-------------------|--|--|-------------|--|--|
| BEGINNING BALANCE |  |  | CASH        |  |  |
| AMOUNT PAID       |  |  | CHECK       |  |  |
| BALANCE DUE       |  |  | MONEY ORDER |  |  |

Town Clerk  
 BY Dorothy Hansen

DATE 8/26/99 RECEIPT 134268  
 RECEIVED FROM Meadowbrook Lodge, Inc.  
 Address \_\_\_\_\_  
One Hundred 00/100 DOLLARS \$ 100.00  
 FOR P.B. # 99-16  
Approval Fee

| ACCOUNT           |  |  | HOW PAID    |        |  |
|-------------------|--|--|-------------|--------|--|
| BEGINNING BALANCE |  |  | CASH        |        |  |
| AMOUNT PAID       |  |  | CHECK       | #15218 |  |
| BALANCE DUE       |  |  | MONEY ORDER |        |  |

Town Clerk  
 BY Dorothy Hansen

Wilson Jones

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|             |        |             |       |
|-------------|--------|-------------|-------|
| AMOUNT PAID | 150.00 | CHECK       | #1946 |
| BALANCE DUE | -0-    | MONEY ORDER |       |

Ules  
BY Mary Mason, Secretary

Wilson Jones - Carbonless - S1654-NCR Duplicate - S1657N-CL Triplicate

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DATE 6/3/99 RECEIPT 039340  
RECEIVED FROM Steven P. Drabick P.H.S.

Address \_\_\_\_\_  
FOR Fifty and 00/100 DOLLARS \$50.00  
P.B. # 99-16 Application Fee

| ACCOUNT           | HOW PAID                                  |
|-------------------|---|
| BEGINNING BALANCE | CASH                                      |
| AMOUNT PAID       | CHECK <input checked="" type="checkbox"/> |
| BALANCE DUE       | MONEY ORDER                               |

Down Clerk  
BY Dorothy Hansen

Wilson Jones - Carbonless - S1654-NCR Duplicate - S1657N-CL Triplicate

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DATE 8/26/99 RECEIPT 134268  
RECEIVED FROM Meadowbrook Lodge, Inc.

Address \_\_\_\_\_  
FOR One Hundred 00/100 DOLLARS \$100.00  
P.B. # 99-16  
Approval Fee

| ACCOUNT           | HOW PAID   |
|-------------------|--|
| BEGINNING BALANCE | CASH   |
| AMOUNT PAID       | CHECK <input checked="" type="checkbox"/> #15218 |
| BALANCE DUE       | MONEY ORDER                                      |

Down Clerk  
BY Dorothy Hansen

Map Number

203-99

City ☐  
Town ☒  
Village ☐

Section

65

Block

1

Lot

61

City

New Windsor

+ 7/0 Cornwall 4-19.2

Title: Etruscan Enterprises Inc.99-16Dated: 6-20-99Filed: 8-31-99

Approved by

Edward Stent

on

8-19-99

Record Owner

Etruscan Enterprises Inc.

Lot Line Change

DONNA L. BENSON  
Orange County Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/27/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 99-16

NAME: ESTRUSCAN ENTERPRISES LOT LINE CHANGE  
APPLICANT: ESTRUSCAN ENTERPRISES

| --DATE--   | MEETING-PURPOSE----- | ACTION-TAKEN----- |
|------------|----------------------|-------------------|
| 08/19/1999 | PLANS STAMPED        | APPROVED          |
| 06/09/1999 | P.B. APPEARANCE      | LA:ND WVE PH APPR |

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/27/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 99-16

NAME: ESTRUSCAN ENTERPRISES LOT LINE CHANGE  
APPLICANT: ESTRUSCAN ENTERPRISES

| --DATE--   | DESCRIPTION-----  | TRANS  | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|------------|-------------------|--------|-----------|-----------|-----------|
| 06/02/1999 | REC. CK. #1946    | PAID   |           | 150.00    |           |
| 06/09/1999 | P.B. ATTY. FEE    | CHG    | 35.00     |           |           |
| 06/09/1999 | P.B. MINUTES      | CHG    | 27.00     |           |           |
| 08/20/1999 | P.B. ENGINEER FEE | CHG    | 74.00     |           |           |
| 08/27/1999 | RET. TO APPLICANT | CHG    | 14.00     |           |           |
|            |                   | TOTAL: | 150.00    | 150.00    | 0.00      |

L.R. 8/27/99

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/27/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEE**  
**APPROVAL**

FOR PROJECT NUMBER: 99-16

NAME: ESTRUSCAN ENTERPRISES LOT LINE CHANGE

APPLICANT: ESTRUSCAN ENTERPRISES

| --DATE--   | DESCRIPTION----- | TRANS  | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|------------|------------------|--------|-----------|-----------|-----------|
| 08/20/1999 | APPROVAL FEE     | CHG    | 100.00    |           |           |
| 08/25/1999 | REC. CK. #15218  | PAID   |           | 100.00    |           |
|            |                  |        | -----     | -----     | -----     |
|            |                  | TOTAL: | 100.00    | 100.00    | 0.00      |

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/27/1999

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 99-16

NAME: ESTRUSCAN ENTERPRISES LOT LINE CHANGE

APPLICANT: ESTRUSCAN ENTERPRISES

|      | DATE-SENT  | AGENCY-----       | DATE-RECD  | RESPONSE----- |
|------|------------|-------------------|------------|---------------|
| ORIG | 06/03/1999 | MUNICIPAL HIGHWAY | 06/04/1999 | APPROVED      |
| ORIG | 06/03/1999 | MUNICIPAL WATER   | 06/07/1999 | NO TOWN WATER |
| ORIG | 06/03/1999 | MUNICIPAL SEWER   | 05/11/1999 | APPROVED      |
| ORIG | 06/03/1999 | MUNICIPAL FIRE    | 06/14/1999 | APPROVED      |



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/27/1999

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 99-16

NAME: ESTRUSCAN ENTERPRISES LOT LINE CHANGE  
APPLICANT: ESTRUSCAN ENTERPRISES

|      | DATE-SENT  | ACTION-----                    | DATE-RECD  | RESPONSE-----    |
|------|------------|--------------------------------|------------|------------------|
| ORIG | 06/03/1999 | EAF SUBMITTED                  | 06/03/1999 | WITH APPLICATION |
| ORIG | 06/03/1999 | CIRCULATE TO INVOLVED AGENCIES | / /        |                  |
| ORIG | 06/03/1999 | LEAD AGENCY DECLARED           | 06/09/1999 | TOOK L.A.        |
| ORIG | 06/03/1999 | DECLARATION (POS/NEG)          | 06/09/1999 | DECL. NEG DEC    |
| ORIG | 06/03/1999 | SCHEDULE PUBLIC HEARING        | / /        |                  |
| ORIG | 06/03/1999 | PUBLIC HEARING HELD            | / /        |                  |
| ORIG | 06/03/1999 | WAIVE PUBLIC HEARING           | 06/09/1999 | WAIVE PH         |
| ORIG | 06/03/1999 | AGRICULTURAL NOTICES           | / /        |                  |

JOB: 87-56

NRW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 99- 16

FOR WORK DONE PRIOR TO: 08/04/99

| TASK-NO | REC    | --DATE-- | TRAN | EMPL | ACT | DESCRIPTION-----  | RATE  | HRS. | TIME  | -----DOLLARS----- |        |         |
|---------|--------|----------|------|------|-----|-------------------|-------|------|-------|-------------------|--------|---------|
|         |        |          |      |      |     |                   |       |      |       | EXP.              | BILLED | BALANCE |
| 99-16   | 151591 | 06/08/99 | TIME | MJE  | MC  | ETRUSCAN          | 75.00 | 0.60 | 45.00 |                   |        |         |
| 99-16   | 151129 | 06/09/99 | TIME | MCK  | CL  | E/REVIEW COMMENTS | 28.00 | 0.50 | 14.00 |                   |        |         |
| 99-16   | 151595 | 06/09/99 | TIME | MJE  | MC  | ETRUSCAN          | 75.00 | 0.10 | 7.50  |                   |        |         |
| 99-16   | 151825 | 06/09/99 | TIME | MJE  | MM  | Etruscan L/L APPL | 75.00 | 0.10 | 7.50  |                   |        |         |
|         |        |          |      |      |     |                   |       |      | 74.00 |                   |        |         |
| 99-16   | 154239 | 07/15/99 |      |      |     | BILL 99-683       |       |      |       |                   | -74.00 |         |
|         |        |          |      |      |     |                   |       |      |       |                   | -74.00 |         |
|         |        |          |      |      |     | TASK TOTAL        |       |      | 74.00 | 0.00              | -74.00 | 0.00    |
|         |        |          |      |      |     | GRAND TOTAL       |       |      | 74.00 | 0.00              | -74.00 | 0.00    |

TOTAL P.03

LOT LINE CHANGE FEES - TOWN OF NEW WINDSOR

APPLICATION (INCL. LOT LINE CHANGE):

LOT LINE CHANGE APPLICATION FEE \$ 50.00

ESCROW (\$150.00 - \$400.00) \$ \_\_\_\_\_

\* \* \* \* \*

APPROVAL FEES: (LOT LINE CHANGE)

PRE-PRELIMINARY PLAT APPROVAL.....\$ 25.00

PRELIMINARY PLAT APPROVAL.....25.00

FINAL APPROVAL.....50.00

TOTAL APPROVAL FEES L.L.CHG....\$100.00 ①

\* \* \* \* \*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES: .....\$ 74.00

PLANNING BOARD ATTORNEY FEES: .....\$ 35.00

MINUTES OF MEETINGS .....\$ 27.00

OTHER .....\$ \_\_\_\_\_

TOTAL TO BE DEDUCTED FROM ESCROW: \$ \_\_\_\_\_



ETRUSCAN ENTERPRISES, INC. LOT LINE CHANGE (99-16)

Mr. Steven Drabick appeared before the board for this proposal.

MR. PETRO: This application is part of an activity proposed within both the Towns of Cornwall and New Windsor, in New Windsor for various lot line changes of the existing properties. Okay.

MR. DRABICK: All right, with regard to the side involving the Town of New Windsor, this property here is of course the property that the Meadowbrook Lodge owns, the property is a family-owned operation. What we're looking to do overall involving both towns is to take the operation of the Lodge and the associate apartment building behind it and incorporate it on a smaller parcel separating it from the larger acreage. And because of the location of the town line, it involves a lot line change in both the Town of Cornwall and the Town of New Windsor. Now, specifically on the Town of New Windsor line what we're looking to do is simply taking an existing lot which is a separate lot both by tax lot and by deed that has frontage along Mt. Airy Road and remove that lot and/or relocate that lot such that it's situated around the apartment building in the Town of New Windsor. Now, what that does it does achieve the end that we're looking to do here and in fact, what it does is it opens up or provides frontage to the large acre parcel 129 acre parcel in the Town of New Windsor which currently because of that existing in a separate lot is landlocked. So by removing or relocating this individual lot, we're opening up that large acre parcel. On the down side, we're in fact creating a lot in the Town of New Windsor that does not have any direct frontage on town road but again, the overall concept or the purpose for doing this is to in fact create one whole parcel regardless of the location of the town line that incorporates the Meadowbrook Lodge and the apartment building and in the final approval of this, the deeds that we'd draw up to be recorded would describe just that, it would describe one parcel, including both those without regard to the town line. The town line, of course, will end up creating two separate tax parcels but the deed of

record will reflect that it's one parcel.

MR. ARGENIO: Can you do that, Mark, create metes and bounds with disregard to the town line?

MR. EDSALL: Well, you have to understand that when he creates whatever lots he creates, the tax map department is going to create lots that end at the town line so his comment that he was going take the Meadowbrook Lodge property and the multi-family property and contain them in a single deed would be accomplishable from a survey standpoint. But the tax map department is still going to split it and create it as two lots which leads me to a concern that we discussed at Cornwall and we believe we found a legal solution is to make sure that when these lots, this lot is created which will end up being two tax lots that there's a reservation that should for some reason the Etruscan property in New Windsor be sold to a separate owner than that who owns the Meadowbrook Lodge or vice versa there will be an easement resolved through the Meadowbrook Lodge property to gain access to the multi-family which is physically how they get there now.

MR. LANDER: Shouldn't there be an easement first?

MR. EDSALL: Andy can tell us his opinion, we heard Monday night from Mr. Loeb the courts have said you cannot grant an easement to yourself. So Mr. Loeb's solution was to include a deed declaration that would state that if they are sold, there's a reservation that will grant an easement so that it's locked in so however the two attorneys agree to do it, fine, but the bottom line is there's going to be something to protect access.

MR. KRIEGER: I would tend to agree with Mr. Loeb and also agree that that would be a satisfactory way around this particular difficulty.

MR. EDSALL: To the benefit as I understand it from what Steve is accomplishing is right now you've got 129 acre parcel roughly in New Windsor that's got no frontage on a New Windsor road. This would create a

situation where it would have a stretch of frontage on Mt. Airy Road and then the lot that's effectively landlocked with frontage in New Windsor would just gain its access the way it always has.

MR. PETRO: Where does it touch Mt. Airy Road?

MR. EDSALL: All the way on the right.

MR. DRABICK: All the way on the right there's a--

MR. BABCOCK: Look up, there you go.

MR. PETRO: Lot line to be removed.

MR. EDSALL: Right, so that would give that very large parcel direct frontage so, you know, if you would oppose it, if there wasn't a mechanism to guarantee access to the multi-family, but as long as you're comfortable with it and Cornwall's Planning Board was, your effectively letting a very large parcel have the frontage it needs and you're letting a small parcel have the access its always had, but you're going to make sure it's legally protected. So I don't see it as a big deal.

MR. PETRO: Large parcel in reality has access along 94 even though it's in Cornwall in reality.

MR. EDSALL: As well but again, the difficulty is if you follow the worst case scenario that Jim Loeb and myself discussed with the Planning Board in Cornwall, even though it may be all described as a large deed, there's still the potential that the Cornwall piece to the east of the Meadowbrook Lodge be because it's a separate tax map parcel could be sold off, thereby making the large New Windsor parcel absolutely landlocked.

MR. LUCAS: Then they'd have to create an easement to go through the piece of property in the front.

MR. EDSALL: I don't think you'd want 129 acre parcel accessing itself with an easement. This way, you're guaranteeing frontage.

MR. STENT: Taking a bad situation and make it really good.

MR. PETRO: I don't see any problem. We have highway approval on 6/4/99 and that's it.

MR. STENT: Our discussion there was a lot of water but we're just doing a lot line change.

MR. EDSALL: That's one of the other discussions we had Monday night was that in reality, the large parcel would likely not be accessed to 94 because there's quite a bit of wetlands that's not the preferred access route.

MR. DRABICK: I think actually what we're trying to do here is simply incorporate those two uses which are being used that way now have always been used that way now onto a smaller parcel and separate it from the bulk of the remainder of the property.

MR. STENT: We have to make a motion to approve this or how do we handle this situation?

MR. EDSALL: You need to act as New Windsor Planning Board to deal with New Windsor lot line. If Cornwall decides to approve or disapprove or they amend from application that will be a separate, it's on the other side of the line as long as--

MR. STENT: Make a motion we--

MR. EDSALL: As long as you accept the access, you can deal with it.

MR. STENT: Make a motion we grant approval of the lot line change.

MR. PETRO: Lead agency first.

MR. STENT: Motion for lead agency.

MR. ARGENIO: Second it.



MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Etruscan Enterprises lot line change. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

|             |     |
|-------------|-----|
| MR. ARGENIO | AYE |
| MR. STENT   | AYE |
| MR. LANDER  | AYE |
| MR. LUCAS   | AYE |
| MR. PETRO   | AYE |

MR. PETRO: Motion that we waive public hearing.

MR. LUCAS: I'll do that.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for this lot line change under its discretionary judgment for the Etruscan Enterprises lot line change. Is there any further discussion from the board members? It not, roll call.

ROLL CALL

|             |     |
|-------------|-----|
| MR. ARGENIO | AYE |
| MR. STENT   | AYE |
| MR. LANDER  | AYE |
| MR. LUCAS   | AYE |
| MR. PETRO   | AYE |

MR. PETRO: Final approval, is there any subject-to's or negative dec?

MR. EDSALL: It should recognize in the minutes that it is only a lot line change, no construction or any site work is proposed and you're merely providing access in a manner which would avoid disturbance to the wetlands.

MR. LUCA: I'll go with that.

MR. ARGENIO: Motion for negative dec for Etruscan Enterprises lot line change.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Etruscan Enterprises lot line change. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

|             |     |
|-------------|-----|
| MR. ARGENIO | AYE |
| MR. STENT   | AYE |
| MR. LANDER  | AYE |
| MR. LUCAS   | AYE |
| MR. PETRO   | AYE |

MR. PETER: Make for final approval for the lot line change on Etruscan Enterprises.

MR. LUCAS: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant final approval for the Etruscan Enterprises lot line change on Route 94. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

|             |     |
|-------------|-----|
| MR. ARGENIO | AYE |
| MR. STENT   | AYE |
| MR. LANDER  | AYE |
| MR. LUCAS   | AYE |
| MR. PETRO   | AYE |

MR. ARGENIO: Motion to adjourn.

MR. STENT: Second it.

ROLL CALL

June 9, 1944

39

|             |     |
|-------------|-----|
| MR. ARGENIO | AYE |
| MR. STENT   | AYE |
| MR. LANDER  | AYE |
| MR. LUCAS   | AYE |
| MR. PETRO   | AYE |

Respectfully Submitted By:

A handwritten signature in cursive script, appearing to read "Frances Roth".

Frances Roth  
Stenographer



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

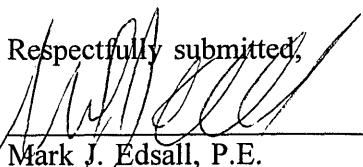
**REVIEW NAME:** ETRUSCAN ENTERPRISES LOT LINE CHANGE  
(MEADOW BROOK LODGE PROPERTY)  
**PROJECT LOCATION:** NYS ROUTE 94 AND MT. AIRY ROAD  
**PROJECT NUMBER:** 99-16  
**DATE:** 9 JUNE 1999  
**DESCRIPTION:** THIS APPLICATION IS PART OF ACTIVITY PROPOSED  
WITHIN BOTH THE TOWNS OF CORNWALL AND NEW  
WINDSOR FOR VARIOUS LOT LINE CHANGES OF THE  
EXISTING PROPERTIES.

1. For the New Windsor properties, the Applicant proposes to modify the lot line configuration such that the large 129.5 acre parcel which is "land locked" relative to the New Windsor tax parcel would gain frontage on Mt. Airy Road. As part of the action, a 5 + acre parcel would be created which would have its access through the Meadow Brook Lodge property in the Town of Cornwall.

The Planning Board should be aware that this application was reviewed at the Town of Cornwall Planning Board meeting on 7 June 1999, at which time discussions were held with regard to the overall interaction of the properties, as well as the access of the multi-family site through the Meadow Brook Lodge property. I would be pleased to review these discussions with you at this meeting and/or provide the Board with copies of the minutes from that meeting, once available.

2. I would recommend that the Board discuss, on a general basis, what is proposed by this application. If the Board is "comfortable" with what is proposed as a lot line change, procedurally the remaining steps are limited. If the Board is not "comfortable" with the proposed action, further discussion can be held as to the appropriate procedural requirements for this application.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer  
MJEmk  
A:ETRUS.mk



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-16

DATE PLAN RECEIVED: RECEIVED JUN 2 1999

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Etruscan Enterprises has been

reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

Colonnade - no town water

HIGHWAY SUPERINTENDENT DATE

John D. D. - 6-7-99  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **99-16**

DATE PLAN RECEIVED: **RECEIVED JUN 2 1999**

**RECEIVED**

JUN 8 1999

**N.W. HIGHWAY DEPT.**

The maps and plans for the Site Approval ☒

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved ☒

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

W. James C. Pella 6/14/99  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change ☒ Site Plan \_\_\_\_\_ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 4 Block 1 Lot 5 9.2 & 11 T/O Cornwall

1. Name of Project PROPOSED LOT LINE CHANGE - LANDS OF ESTRUSCAN ENTERPRISES, INC.

2. Owner of Record ESTRUSCAN ENTERPRISES Phone 562-5918

Address: 1290 ROUTE 94, NEW WINDSOR, NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant SAME AS ABOVE Phone \_\_\_\_\_

Address: \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan STEVEN P. DRABICK Phone 534-2208

Address: P O BOX 539, CORNWALL, NY 12518  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

Address: \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

STEVEN P. DRABICK 534-2208  
(Name) (Phone)

7. Project Location:

On the N'WLY side of ROUTE 94 800 feet  
(Direction) (Street) (No.)  
W'LY of ROUTE 94 & MT. AIRY ROAD  
(Direction) (Street)

8. Project Data: Acreage 17.2 Zone R3 School Dist. CORNWALL

PAGE 1 OF 2

( PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

RECEIVED JUN 2 1999

99-10

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No x

**\*This information can be verified in the Assessor's Office.**

**\*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) LOT LINE CHANGE

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no x

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no x

**ACKNOWLEDGMENT:**

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

28 DAY OF MAY 19 99



APPLICANT'S SIGNATURE



NOTARY PUBLIC

ALLEN J. GOODMAN  
Notary Public, State of New York  
Qualified in Orange County 1997  
Commission Expires August 14, 2000

STEPHEN P. DRABICK

Please Print Applicant's Name as Signed

TOWN USE ONLY:

RECEIVED JUN 2 1999  
DATE APPLICATION RECEIVED

**99-16**  
APPLICATION NUMBER



PROJECT I.D. NUMBER

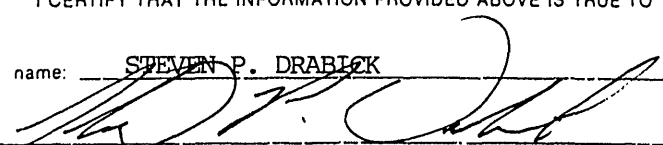
617.21

SEQR

## Appendix C

State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
 For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

|  |   |
|--|---|
| 1. APPLICANT /SPONSOR<br><b>STEVEN P. DRABICK</b>  | 2. PROJECT NAME <b>PROPOSED LOT LINE CHANGE - LANDS OF ESTRUSAN ENTERPRISES, INC.</b> |
| 3. PROJECT LOCATION:<br>Municipality <b>T/O CORNWALL &amp; T/O NEW WINDSOR</b> County <b>ORANGE</b>  |   |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)<br><b>1290 ROUTE 94<br/>NEW WINDSOR, NY 12553</b><br><br><b>TAX MAP T/O CORNWALL 4-1-9.2 &amp; 11<br/>T/O NEW WINDSOR 66-1-5</b>  |   |
| 5. IS PROPOSED ACTION:<br><input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration  |   |
| 6. DESCRIBE PROJECT BRIEFLY:<br><br><b>LOT LINE CHANGE</b>   |   |
| 7. AMOUNT OF LAND AFFECTED:<br>Initially <u>17.2</u> acres Ultimately <u>17.2</u> acres  |   |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly  |   |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?<br><input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other<br>Describe:                        |   |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals<br><br><b>T/O CORNWALL PLANNING BOARD<br/>T/O NEW WINDSOR PLANNING BOARD</b> |   |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval   |   |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?<br><input type="checkbox"/> Yes <input type="checkbox"/> No   |   |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE  |   |
| Applicant/sponsor name: <b>STEVEN P. DRABICK</b>   | Date: <b>5/27/99</b>  |
| Signature:   |   |

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

~~FRANK~~ ETRUSCAN ENTERPRISES deposes and says that he resides  
(OWNER)

at 1290 RT 94 NEW WINDSOR NY 12553 in the County of ORANGE  
(OWNER'S ADDRESS)

and State of NY and that he is the owner of property tax map

(Sec. 4 Block 1 Lot 9.2&11) T/O CORNWALL  
designation number (Sec. 66 Block 1 Lot 5) which is the premises described in

the foregoing application and that he authorizes:


FRANK CAVALARI SR PRES  
(Applicant Name & Address, if different from owner)


STEVEN P. DRABICK, P O BOX 539, CORNWALL, NY 12518

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 5/6/99

  
Owner's Signature

  
Witness' Signature

\_\_\_\_\_  
Applicant's Signature if different than owner

\_\_\_\_\_  
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED  
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

99-16

RECEIVED JUN 2 1999

REC-188  
"XX"

## ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

THIS PROPERTY IS NOT IN A FLOOD ZONE

  
STEVEN P. DRABICK      5/28/99  
DATE

99-16

**TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ☒ Name and address of Applicant.
- \* 2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location
4. ☒ **Provide 4" wide X 2" high box directly above title block preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.  
(ON ALL PAGES OF SUBDIVISION PLAN)**
5. ☒ Tax Map Data (Section, Block & Lot).
6. ☒ Location Map at a scale of 1" = 2,000 ft.
7. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
8. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. ☒ Date of plat preparation and/or date of any plat revisions.
10. ☒ Scale the plat is drawn to and North arrow.
11. ☒ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. ☒ Surveyor's certificate.
13. ☒ Surveyor's seal and signature.
14. ☒ Name of adjoining owners.
15. \_\_\_\_\_ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- \* 16. \_\_\_\_\_ Flood land boundaries.
17. \_\_\_\_\_ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. \_\_\_\_\_ Final metes and bounds.

19. ☒ Name and width of adjacent streets, road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. \_\_\_\_\_ Include existing or proposed easements.
21. \_\_\_\_\_ Right-of-way widths.
22. \_\_\_\_\_ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ☒ Lot area (in square feet for each lot less than 2 acres).
24. \_\_\_\_\_ Number the lots including residual lot.
25. ☒ Show any existing waterways.
- \*26. \_\_\_\_\_ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. \_\_\_\_\_ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
28. \_\_\_\_\_ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. \_\_\_\_\_ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. \_\_\_\_\_ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. \_\_\_\_\_ Provide "septic" system design notes as required by the Town of New Windsor.
32. \_\_\_\_\_ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. \_\_\_\_\_ Indicate percentage and direction of grade.
34. \_\_\_\_\_ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. \_\_\_\_\_ Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. \_\_\_\_\_ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. \_\_\_\_\_ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

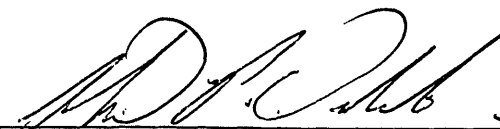
"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

***PREPARER'S ACKNOWLEDGMENT:***

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  5/28/99  
Licensed Professional Date

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

~~FRANK~~ ETRUSCAN ENTERPRISES deposes and says that he resides  
(OWNER)

at 1290 RT 94 NEW WINDSOR NY 12553 in the County of ORANGE  
(OWNER'S ADDRESS)

and State of N.Y. and that he is the owner of property tax map

(Sec. 4 Block 1 Lot 9.2&11) T/O CORNWALL  
designation number (Sec. 66 Block 1 Lot 5) which is the premises described in

the foregoing application and that he authorizes:

FRANK CAVALARI SR PRES  
(Applicant Name & Address, if different from owner)

STEVEN P. DRABICK, P O BOX 539, CORNWALL, NY 12518

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 5/6/99

Frank Cavalari Sr.  
Owner's Signature

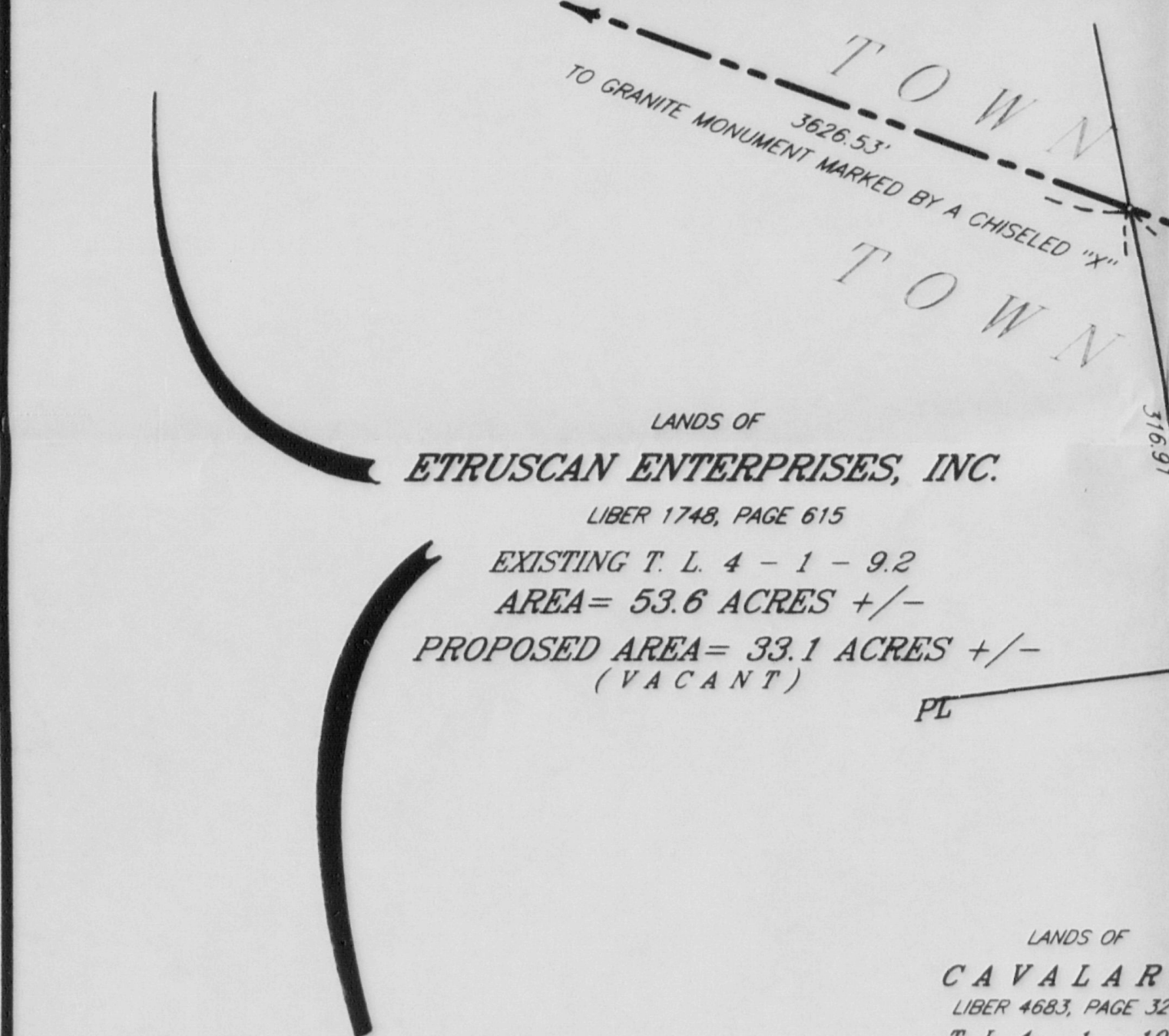
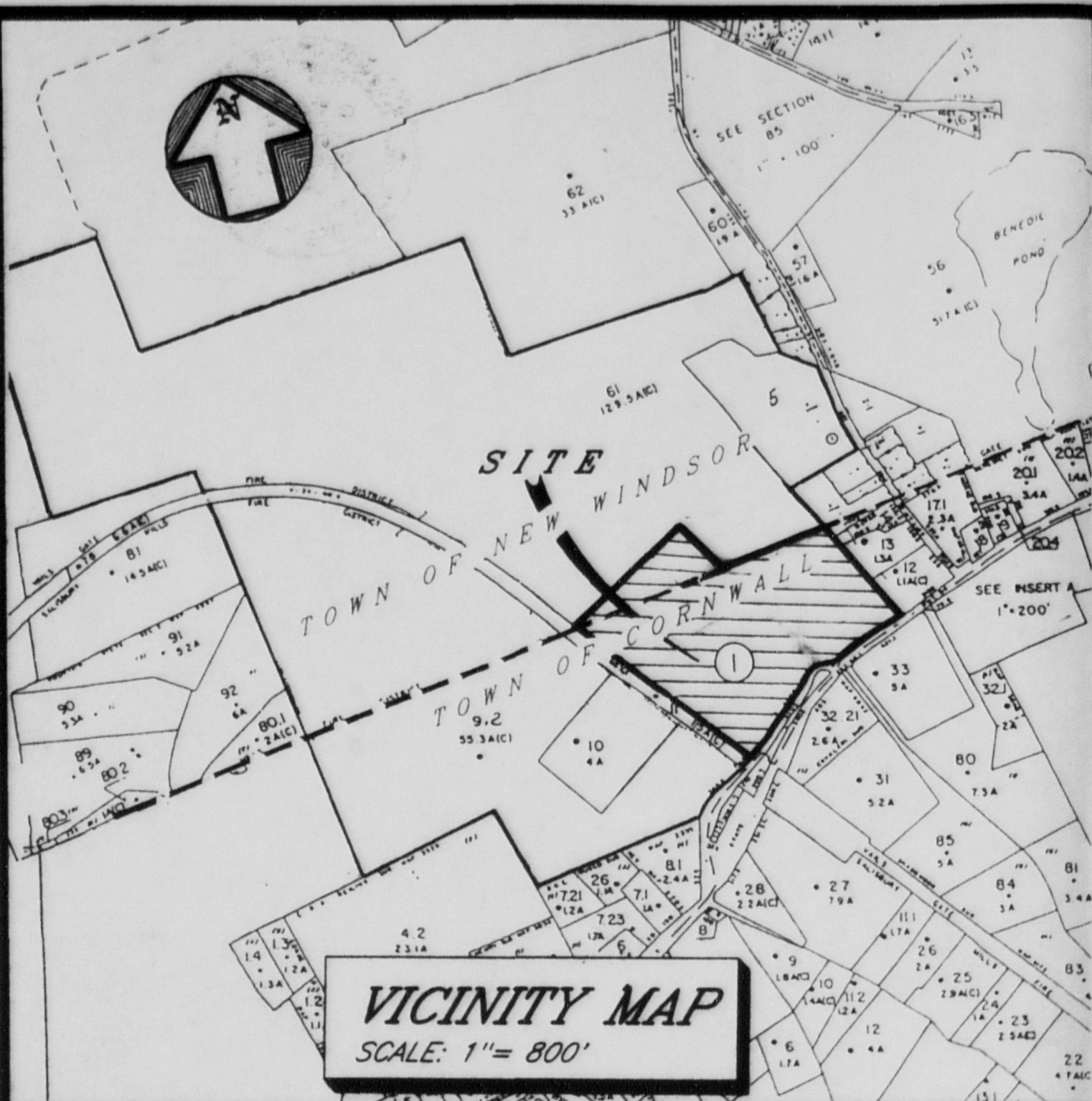
Frank Cavalari Jr.  
Witness' Signature

\_\_\_\_\_  
Applicant's Signature if different than owner

\_\_\_\_\_  
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED  
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**





UNAUTHORIZED ALTERATION OR ADDITION TO A PLAT BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS PLAT NOT HAVING THE SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.

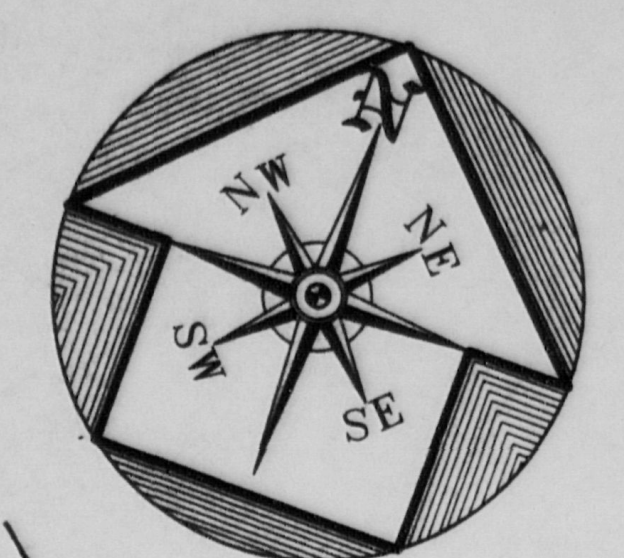
I HEREBY CERTIFY ONLY TO THE PARTIES LISTED HEREON THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON 5/12/99 AND HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE ESTABLISHED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC.

THIS CERTIFICATION DOES NOT RUN WITH TITLE TO THE LAND AND IS SUBJECT TO ANY STATE OF FACTS A TITLE SEARCH MAY REVEAL.

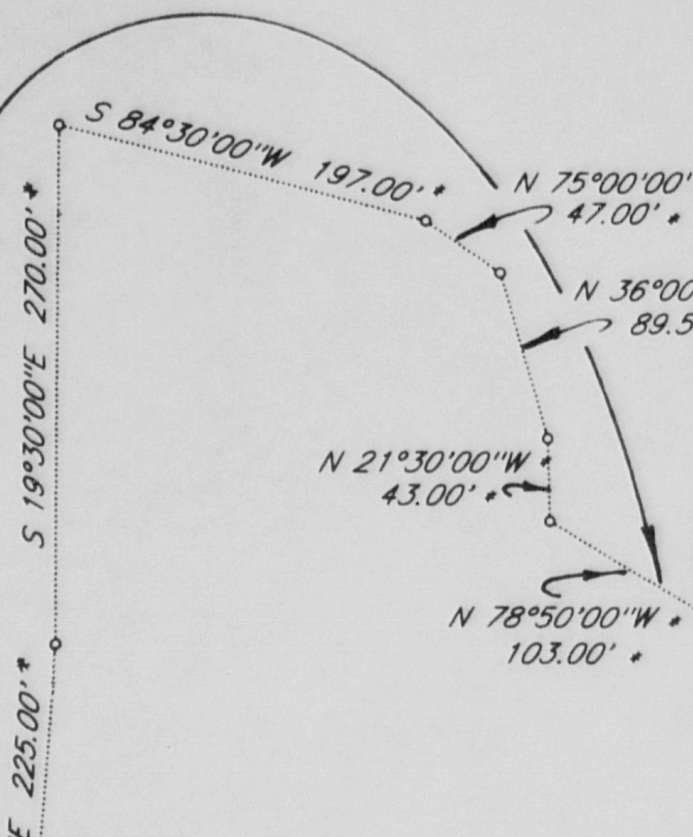
• ETRUSCAN ENTERPRISES, INC.  
• TOWN OF NEW WINDSOR.



| TABLE OF ZONING REQUIREMENTS   |             |                |                |                 |                |
|--|-------------|----------------|----------------|-----------------|----------------|
| TOWN OF NEW WINDSOR ZONE R-3* *NOTE: PRE-EXISTING NONCONFORMING USE FOR THE ZONING DISTRICT. |             |                |                |                 |                |
| MOST COMPARABLE USE BY SPECIAL PERMIT IN ZONE R-5 (USE GROUP B-10)                           |             |                |                |                 |                |
| MINIMUM REQUIRED:  |             | LOT 66 - 1 - 5 |                | LOT 65 - 1 - 61 |                |
|  |             | EXISTING       | PROPOSED       | EXISTING        | PROPOSED       |
| LOT AREA   | 5.0 AC.     | 4.7 AC. +/-    | 5.02 AC.       | 129.5 AC. +/-   | 129.2 AC. +/-  |
| LOT WIDTH  | 250 FT.     | 450'+          | 800'+          | 500'+           | 500'+          |
| FRONT YARD   | 40 FT.      | VACANT         | 82.7'          | VACANT          | TO MEET ZONING |
| SIDE YARD  | 40 FT.      | VACANT         | 282.9'         | VACANT          | TO MEET ZONING |
| TOTAL SIDE YARD  | 90 FT.      | VACANT         | 600'+          | VACANT          | TO MEET ZONING |
| REAR YARD  | 60 FT.      | VACANT         | 142'           | VACANT          | TO MEET ZONING |
| ROAD FRONTAGE  | 50 FT.      | 400'+          | 0'             | 0'              | 400'+          |
| LIVABLE FLOOR AREA   | 600 SQ. FT. | VACANT         | 3,088 SQ. FT.  | VACANT          | TO MEET ZONING |
| MAXIMUM PERMITTED:   |             |                |                |                 |                |
| BUILDING HEIGHT  | 35 FT.      | VACANT         | LESS THAN 35'  | VACANT          | TO MEET ZONING |
| DEVELOPMENT COVERAGE   | 20 %        | VACANT         | LESS THAN 20 % | VACANT          | TO MEET ZONING |



NOTE:  
THE BOUNDARY INFORMATION SHOWN HEREON AND INDICATED BY AN ASTERISK IS FROM RECORD DATA AND SUBJECT TO THE FINDINGS OF A FIELD SURVEY.



LANDS OF  
**ETRUSCAN ENTERPRISES, INC.**  
LIBER 2179, PAGE 764  
EXISTING T. L. 66 - 1 - 5  
TO BECOME PART OF  
T. L. 65 - 1 - 61  
AREA= 4.7 ACRES +/-  
(VACANT)

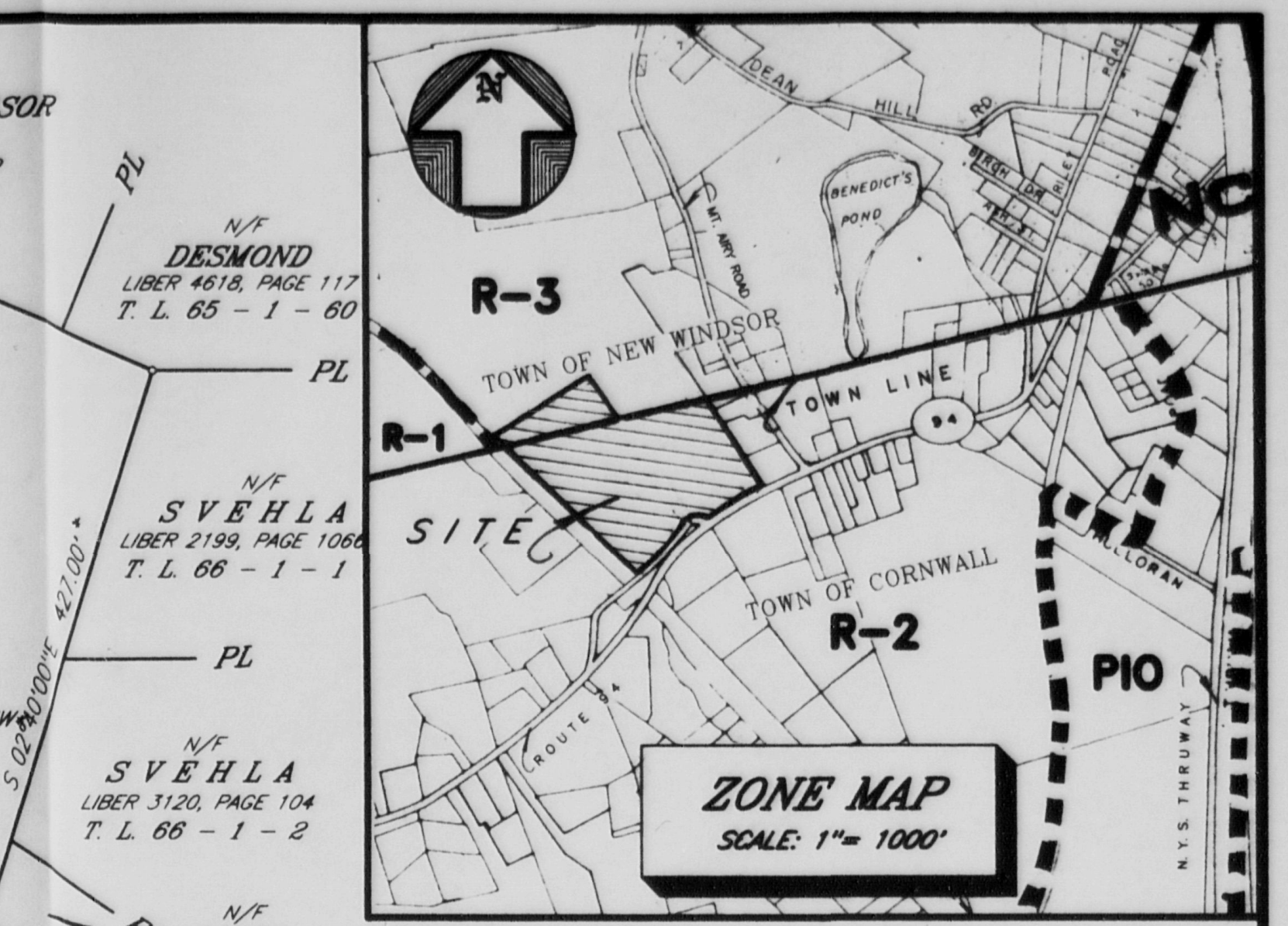
LANDS OF  
**ETRUSCAN ENTERPRISES, INC.**  
LIBER 1748, PAGE 615  
EXISTING T. L. 65 - 1 - 61  
AREA= 129.5 ACRES +/-  
PROPOSED AREA= 129.2 ACRES +/-  
(VACANT)

LANDS TO BE CONVEYED BY  
**ETRUSCAN ENTERPRISES, INC.**  
AREA= 20.4767 ACRES

LANDS OF  
**ETRUSCAN ENTERPRISES, INC.**  
LIBER 1839, PAGE 789  
EXISTING T. L. 4 - 1 - 11  
AREA= 1.61 ACRES  
(VACANT)

LANDS OF  
**ETRUSCAN ENTERPRISES, INC.**  
LIBER 1839, PAGE 789  
EXISTING T. L. 4 - 1 - 11  
AREA= 1.61 ACRES  
(VACANT)

LANDS OF  
**ETRUSCAN ENTERPRISES, INC.**  
LIBER 1839, PAGE 789  
EXISTING T. L. 4 - 1 - 11  
AREA= 1.61 ACRES  
(VACANT)



- NOTES:
- 1) BRING A LOT LINE CHANGE OF LOTS 61, BLOCK 1, SECTION 65 & 5, BLOCK 1, SECTION 66 AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAP, AND LOTS 9.2 & 11, BLOCK 1, SECTION 4 AS SHOWN ON THE TOWN OF CORNWALL TAX MAP.
  - 2) OWNER / APPLICANT: ETRUSCAN ENTERPRISES, INC.  
FRANK CAVALARI, SR., PRES.  
1280 RT. 94  
NEW WINDSOR, NY 12553
  - 3) PROPERTY ZONE: TOWN OF NEW WINDSOR: R-3  
TOWN OF CORNWALL: R-2
  - 4) PROPERTY AREA: 189.4 ACRES TOTAL +/-
  - 5) PROPOSED USE: EXISTING CATERING FACILITY & EXISTING APARTMENTS
  - 6) WATER SUPPLY: PRIVATE INDIVIDUAL WELLS
  - 7) SANITARY SEWAGE DISPOSAL: PRIVATE INDIVIDUAL SEPTIC SYSTEMS
  - 8) THE PURPOSE OF THE PROPOSED LOT LINE CHANGE AS SHOWN HEREON IS TO INCORPORATE BOTH THE EXISTING CATERING FACILITY & EXISTING APARTMENT BUILDING AS IN USE ON A SINGLE LOT TRANSCENDING THE MUNICIPAL BOUNDARY BETWEEN THE TOWN OF CORNWALL AND THE TOWN OF NEW WINDSOR FOR PURPOSES OF CONVEYANCE. THE REMAINING LANDS OF ETRUSCAN ENTERPRISES, INC. WILL BE A VACANT LOT TRANSCENDING THE TOWN LINE. THERE IS NO PROPOSED CHANGE, NOR EXPANSION OF USE RESULTING FROM THE LOT LINE CHANGE SHOWN HEREON. THERE WILL BE NO OTHER LOTS CREATED AS A RESULT OF THE LOT LINE CHANGE SHOWN HEREON. ANY FURTHER SUBDIVISION OF THE REMAINING LANDS OF ETRUSCAN ENTERPRISES, INC. WILL REQUIRE APPROVAL FROM THE APPROPRIATE TOWN IN WHICH THEY WOULD OCCUR.
  - 9) A DECLARATION SHALL BE FILED TO INSURE THAT AT SUCH TIME THE 5.0182 ACRE PARCEL IN THE TOWN OF NEW WINDSOR IS SEPARATED BY OWNERSHIP FROM THE 20.4767 ACRE PARCEL IN THE TOWN OF CORNWALL BOTH COMPRISING THE LOT RESULTING FROM THE PROPOSED LOT LINE CHANGE AS SHOWN HEREON, AN EASEMENT WILL BE GRANTED FOR PURPOSES OF INGRESS AND EGRESS THROUGH THE PARCEL IN CORNWALL, IN FAVOR OF THE PARCEL IN NEW WINDSOR FOR ACCESS OVER THE EXISTING MACADAM DRIVEWAY TO THE FULL WIDTH OF THE TRAVELWAY THEREOF.

FOR USE BY PLANNING BOARD  
SITE PLAN / SUBDIVISION LOT LINE CHANGE  
APPROVAL GRANTED BY TOWN OF NEW WINDSOR

AUG 19 1999

PLANNING BOARD ON  
BY: [Signature]  
ED STENT, SECRETARY

## PLAT OF PROPOSED LOT LINE CHANGE OF LANDS OF **ETRUSCAN ENTERPRISES, INC.**

TOWNS OF CORNWALL & NEW WINDSOR ORANGE COUNTY, NEW YORK  
SCALE: 1" = 100'  
MAY 5, 1999

STEVEN P. DRABICK PLS, PC  
PROFESSIONAL LAND SURVEYOR  
PO BOX 639  
CORNWALL, N.Y. 12618  
(814)-634-2200

GRAPHIC SCALE - FEET

SHEET 1 OF 1 JOB NO. 650-99

| REVISIONS |              |
|-----------|--------------|
| DATE      | DESCRIPTION  |
| 6/20/99   | ADD NOTE # 9 |